



The Bungalow, Calver Sough

Calver, Hope Valley, S32 3XH

A substantial four bedroomed detached bungalow conveniently located in the village of Calver, standing in 2/3 acre grounds with double carport, single garage and extensive off road parking. Occupying a superb position within easy access of excellent village amenities, this lovely home has an extensive south facing garden with views towards Curbar Edge and Baslow Edge. Planning permission has been granted to significantly extend to the side and rear, application number NP/DDD/1021/1110.

The front door opens to an L-shaped entrance hall with access to all accommodation. A spacious dining kitchen enjoys a front facing aspect with an extensive range of high gloss units, solid wood work tops, peninsular unit and fitted breakfast table. The kitchen features a six burner range cooker with extractor over, integrated dishwasher, microwave and space for American style fridge freezer. A sink and drainer is set beneath a front facing window overlooking the garden with pleasant views towards Calver Sough and UPVC glazed door opens to the car port.

At the heart of the property is a dining room with a bay window overlooking the front garden. A double sided multi fuel stove opens to the dining room and adjoining sitting room. The stunning sitting room has a further bay window with views across the front garden and Calver Sough.



- Substantial four bedroomed detached bungalow

- Two large reception rooms with multi fuel stove

- Family shower room

- Tenure: Freehold. Council Tax Band: E

- Extensive 2/3 acre gardens with views towards Curbar Edge

- Stunning master suite with walk in wardrobe

- Utility room

- Double car port, single garage, EV charging point and driveway parking

- Three further bedrooms

- Planning permission granted for significant side & rear extension



An inner hallway leads to two double bedrooms. The spacious dual aspect master bedroom suite has a walk-in wardrobe and French windows opening to the garden. The en-suite comprises bath with shower over, low flush WC, contemporary style wash basin and heated towel rail. Bedroom two is a double bedroom with side facing aspect towards the village.

From the entrance hall a door provides access to a further double bedroom with south facing garden aspect.

A utility room off the entrance hall has unit storage, work tops and stainless-steel sink and drainer. There is space and plumbing for a washing machine, tumble dryer and a UPVC glazed door opens to the garden.

The adjoining family shower room comprises walk in shower enclosure, low flush WC, wall mounted wash basin and chrome heated towel rail.

Bedroom four has parquet flooring and is currently used as a home office with lovely south facing view across the garden.

Outside, to the front of the property is driveway parking and access to the double car port with mezzanine storage level and electric roller door. Adjoining the car port is a single garage with double doors, mezzanine storage and workshop area. The property has an EV charging point.

The front of the property is a garden laid to lawn with floral borders, patio terrace and mature trees, providing screening from Calver Sough.

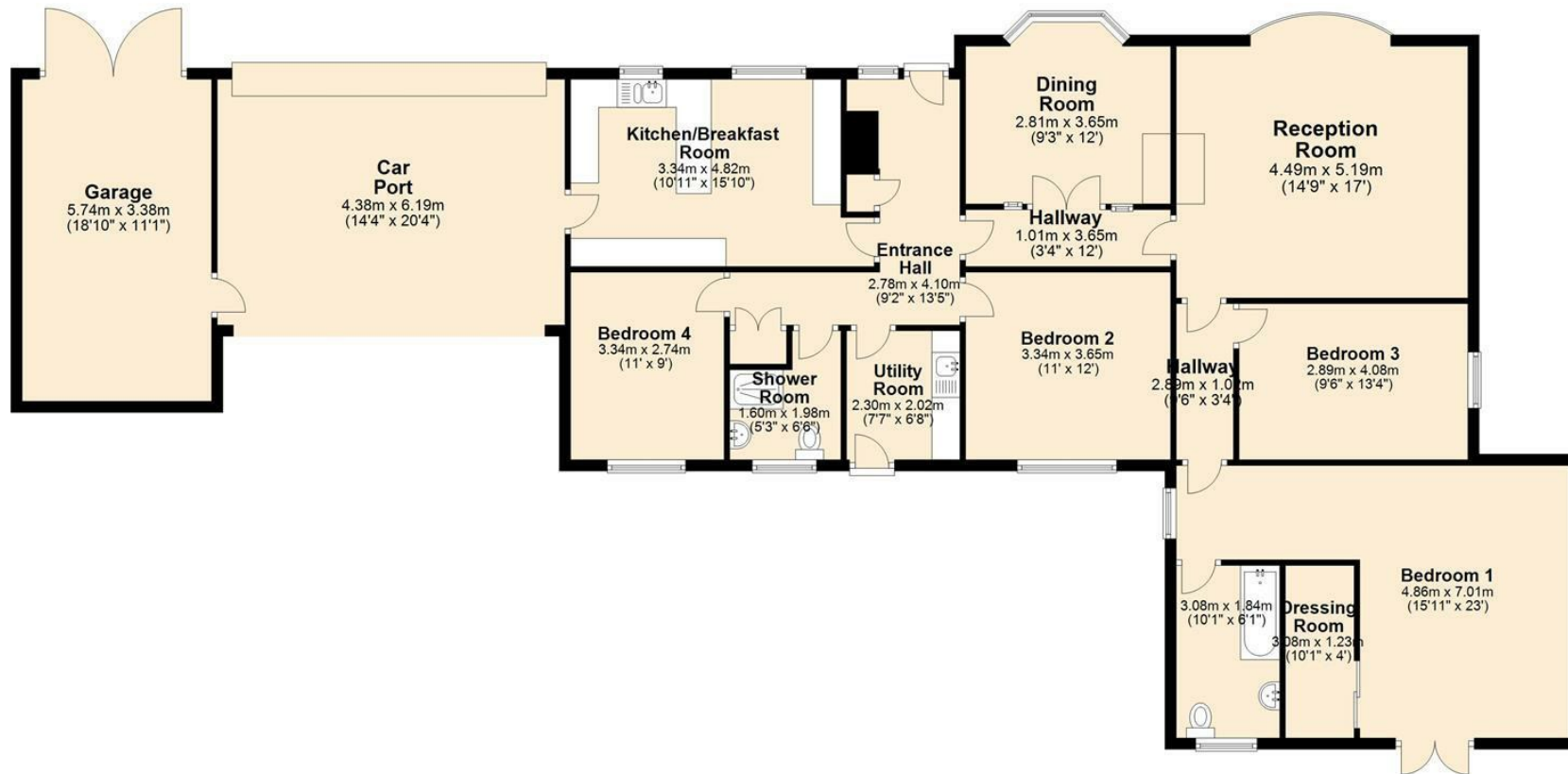
To the rear of the property is an extensive south facing garden laid to lawn with mature trees and boundaries defined by hedging. From the back of the garden there are exceptional views across Calver towards Curbar and Baslow Edge.







Ground Floor
Approx. 196.1 sq. metres (2110.7 sq. feet)



Total area: approx. 196.1 sq. metres (2110.7 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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